



Pre Purchase House Inspections

A Pre-Purchase house inspection from an independent and reliable Inspector is a worthwhile investment. At The Hub, we have a team of Building Inspectors, Architects and specialist Inspectors who are all highly experienced.

To know what you're buying, there are some important elements to consider. Your Inspector will assess these items to make sure you know exactly what you're paying for. These elements include:



SITE

Looking for driveway cracking, concrete lifting, clogged gutters, sagging in the ceiling of the garage, carport and alfresco areas, water under the house or a wet backyard.



UNDERFLOOR SPACE / ROOF SPACE

Examining the area for mould growing underneath the floor and leaks in the roof space.



EXTERIOR OF BUILDING

Inspecting for rotten window frames and sills, water damage to balcony floor frame, pointing or mortar loose / cracked to hips / ridges / valleys.



SERVICES

Inspecting for safety switches not installed correctly, smoke alarms not fitted in correct location, low water pressure, water dripping from hot water service.



FOUNDATIONS

Checking for rotten timber stumps, settlement under strip footings and cracking in brickwork.



WET AREAS

Checking for leaking outside of the shower recess, damaged skirting board, mildew on bathroom walls and ceiling.



INTERIOR OF BUILDING

Looking for settlement inside the house, doors sticking, squeaky floorboards, rising damp on solid brick houses.



PESTS

Looking for termites / white ants, and soft, hollow timber in skirting boards, windows and doors.

Why is a Pre-Purchase house inspection with The Home Inspection Hub so important?

- ✓ You'll receive a photographic record, highlighting faults with the house or problems that may arise in the future.
- ✓ Our Inspectors can provide helpful, unbiased advice for any potential maintenance or repair work.
- ✓ You'll have additional negotiating power with your vendor.
- ✓ Our reports comply with Australian Standard (AS 4349.1-2007), concerning inspections of residential dwellings.
- ✓ You'll receive your report within 24 hours which allows you time to decide whether the purchase price is fair.

